

JANUARY 28, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 12/17/87)

CASE NUMBER: S/D 87-122 - BARRINGTON PLACE

OWNER/APPLICANT: Alban Born, c/o Arthur Borst, 802 N. Ridge Road,
Wichita, KS 67212

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: South side of 21st Street North, in an area west of
Ridge Road.

SITE SIZE: 43.8 Acres

NUMBER OF LOTS:

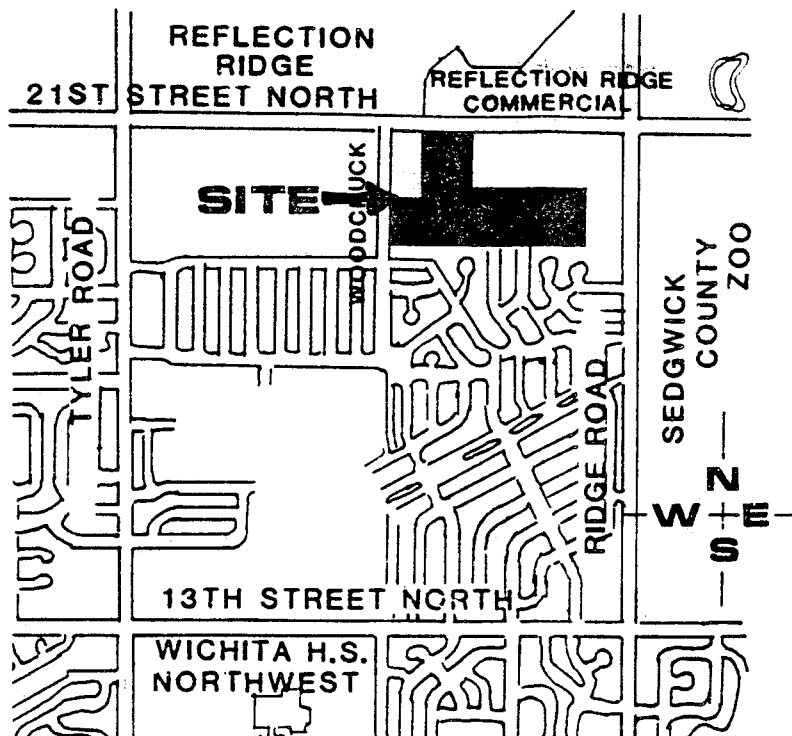
Residential:	151
Office:	
Commercial:	
Industrial:	
Total:	151

MINIMUM LOT AREA: 7,700 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



BARRINGTON PLACE

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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of Woodchuck adjacent to the plat. The paving petition shall provide for the construction of sidewalks on each side of this collector street.
- G. The applicant shall guarantee the medial improvements on 21st Street required as a result of this subdivision.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property east of Ridge Road.
- J. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owner's association prior to recording the plat or shall submit a covenant stating when the association will be formed when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over these responsibilities.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. It is noted that the applicant desires to plat 20-foot frontyard building setbacks on all residential lots fronting streets with 58-foot rights-of-way.
- M. On the final plat tracing, the Court suffix shall be deleted from the Westlawn Street name adjacent to Lot 1 through 10, Block 2.
- N. On the final plat tracing, the "major entrance note" shall be removed from the intersection of the Tee Time/21st Street North intersection.

- O. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat and is the drainage dedication near the northwest corner of Barrington and Ridge Road acceptable?